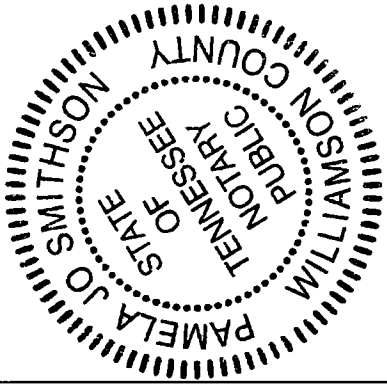
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS 398,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th DAY OF April, 2019.

Notary Public

MY COMMISSION EXPIRES: 3/13/22
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Matthew Noggle, Attorney at Law, 4235 Hillsboro Pike, Suite 300, Nashville, TN 37215

File No.: 2019-GTE-79

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Margaret Jamison	Same as Owner	072-04-0-313
(NAME) 1427 McAlpine Avenue	(NAME)	
(ADDRESS) Nashville, TN 37216	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Erik Anderson and Jacqueline Ballinger Anderson, husband and wife** (the "**Grantor(s)**"), have bargained and sold, and by these presents does hereby transfer, grant and convey to **Margaret Jamison, unmarried** (the "**Grantee**"), her heirs and assigns, that certain parcel of land in Davidson County, State of Tennessee, described as follows (the "**Property**"), to-wit:

Lot 25, Country Club Estates, as shown on plat of record in Book 843, Page 95, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Jacqueline Marie Ballinger and Erik Dylan Anderson, both unmarried, by Warranty Deed, from Linda G. Thompson, unmarried, of record in Instrument Number 20070308-0028568, in the Register's Office of Davidson County, Tennessee, dated February 28, 2007 and recorded on March 8, 2007.

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to the following exceptions (the "**Permitted Exceptions**"): Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Country Club Estates, as recorded in Plat Book 843, Page(s) 95.

This is improved property located at 1427 McAlpine Avenue, Nashville, TN 37216.

Karen Johnson Davidson County
Batch# 216609 DEEDWARR
04/11/2019 04:05:30 PM 3 pgs
Fees: $18.00 Taxes: $1,472.60
20190411-0033293

TO HAVE AND TO HOLD the Property with all the appurtenances, estate, title and interest thereunto belonging or in any wise appertaining unto the Grantee(s), their successors and assigns, in fee simple forever.

Grantor(s) covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of the Property in fee simple and has a good right to convey the Property. Grantor(s) further covenant with Grantee(s) that the Property is free from all encumbrances, except for the Permitted Exceptions. Grantor(s) further covenant and binds himself, and his heirs and assigns, to warrant and forever defend the title to the Property to Grantee(s), its successors and assigns against the lawful claims of all persons, subject to the Permitted Exceptions.

IN WITNESS WHEREOF, the Grantor(s) have executed this Warranty Deed the 9th day of April, 2019.

GRANTOR(s):

Erik Dylan Anderson

Jacqueline Ballinger Anderson

STATE OF TENNESSEE)

COUNTY OF DAVISON)

Before me, the undersigned, a Notary Public in and for the State aforesaid, personally appeared Erik Dylan Anderson and Jacqueline Ballinger Anderson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged the due execution of the foregoing instrument.

WITNESS my hand, at office, this 9 day of April, 2019.

MATTHEW GARDNER NOGGLE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-08-2022

Notary Public

My Commission Expires: 3/8/2022

True Copy Certification

I, Jamie Ivey, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration therewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee
County of Williamson

Personally appeared before me, William S. Corley, a notary public for this county and state, Jamie Ivey, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 06/29/2021

WILLIAM S CORLEY
STATE OF TENNESSEE NOTARY PUBLIC
MARSHALL COUNTY